

CITY OF LOS ANGELES
CALIFORNIA

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Education: vacant
Other Non-Profit: Tucker Carney
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**GREATER WILSHIRE
NEIGHBORHOOD COUNCIL**

Land Use Committee Agenda
Wilshire United Methodist Church
4350 Wilshire Blvd.
Los Angeles, CA 90005
Tuesday, June 28, 2016 – 6:30 p.m.

**GREATER WILSHIRE
NEIGHBORHOOD
COUNCIL**

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Los Angeles, CA 90004

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The Neighborhood Council system enables civic participation for all Angelenos and serves as a voice for improving government responsiveness to local communities and their needs. We are an advisory body to the City of Los Angeles, made up of volunteer stakeholders who are devoted to the mission of improving our communities and bringing government closer to us.

- 1. WELCOMING REMARKS:** **(5 minutes)**
 - a. Call to order (James Wolf)
 - b. Roll Call and Seating of New Committee Members (Philip Farha)
 - c. Election of new committee secretary
- 2. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS** **(5 minutes)**
- 3. ADMINISTRATIVE ITEMS (Discussion and Action)** **(5 minutes)**
 - a. Review and adoption of May 24, 2016 minutes
 - b. Review of Early Planning Report for possible future action items
- 4. OLD BUSINESS (Discussion and Possible Action)** **(60 minutes)**

[Note: Items in *italics*, below, were unconfirmed at publication and may be postponed until a later date.]

 - a. **712-718 N. Hudson Ave** - (Discussion and Possible Action) (Alex Sobles, Leo Chan and John Friedman) Follow-up presentation of Tentative Tract Map and density bonus for a 23-unit condominium project.
 - b. **117 N. Manhattan Place** - (*Discussion and Possible Action*) (*Taik Kim*) *8-unit SLS, 10K square feet, 15-foot front setback, 5-foot side and rear setbacks. Neighbors and committee members urged him to consider revisions, meet with neighbors and return with updates. In February Mr. Kim and he said they have not yet made any revisions. Not ready for 2-23-2016 mtg. Presented at the March LUC Committee members asked that changes be noted in Application docs and that developers do neighborhood outreach before returning for a vote. No hearing scheduled. ENV-2015-3922-EAF, VTT-73902-SL*

- c. **953 S. Citrus Ave** - (Discussion and Possible Action) (Oscar Chun)
Subdivision of a single-family parcel to 2 single-family parcels. Application to build a second house on the property. Applicant appeared at May meeting to present but had not reached out to the neighborhood. Sycamore Square Assn. has provided letter in opposition. This is an EXPEDITED PROCESSING APPLICATION REQUEST.
- d. **924 S. Mansfield Ave** - (Discussion and Possible Action) (David Shaw) Wall has apparently already been built, and owner is trying to legalize it after the fact. Sycamore Square Neighborhood Association has requested that the owner be invited to an LUC meeting to make his case. Builder of the fence has applied for a permit and variance to legalize it.
- e. **520 N. La Brea Ave** - (Discussion and Possible Action) (Kyoshi Graves) CUB for sales of full line of liquor for on-site consumption at the existing Lyric Theatre. Applicant attended LUC meeting in 2015 to explore the idea and seek input on possible issues - also considering a dance club.
- f. **5555 Melrose Ave, Paramount Studios** - (Discussion and Possible Action) (Andrea Ceragioli and Sharon Keyser) Master Plan for Long term expansion project (over 10 Years)
- g. **700-716 S. Manhattan Pl, 701-711 S. Western Ave and 3814 W. 7th St.** - *(Discussion and Possible Action) (Garrett Lee and Donna Shen Trip) first presented 11/14 New Density Bonus application for a new 2-story, 40 unit mixed use project. Developers have been invited to present several times. Letter of determination approving Density Bonus. We have called to invite them to 4 consecutive meetings. No Response. Therefore, we recommend a vote opposing the project until and unless a formal presentation is made.*
- h. **800 S. Lorraine Ave.** – *(Discussion and Possible Action) (Kamran Khoubian) There are 2 applications for this address. One is for an New 3-story, 11-unit apartment building on vacant lot and the other is for narrowing the street from 40 ft. to 33 ft. This is an HPOZ area but the HPOZ would like GWNC to weigh in on this.*
- i. **Small Lot Subdivision** - Code Amendment and Policy Update

5. NEW BUSINESS (Discussion and Possible Action)

(60 minutes)

- a. **703 N. McCadden Place** - (Discussion and Possible Action) (Andy Simhaee and Daniel Pourbaba) Vacant Lot. Intent is to subdivide into two lots and to build a Duplex on each lot in an R2-1XL zone. EXPEDITED PROCESSING SECTION application. ENV-2016-1964-CE, AA-2016-1963-PMLA
- b. **421 S. Wilton Place** - (Discussion and Possible Action) (Johnathan Dilworth and Margaret Taylor) Single Family Residence to 4-unit small lot homes. Demolition of existing SFD and construction of four small lot homes on a 6,625 Square foot lot in the R3-1 Zone. Applicant requests approval of a 4-unit Small Lot Single Family Parcel Map Subdivision in the R3-1 Zone Owner and Architect scheduled 2 open house meetings and invited the neighborhood to attend (5/18 and 5/21/16). This is an EXPEDITED PROCESSING SECTION APPLICATION with a 7-11-16 recommendation date. AA-2016-1798-PMLA-SL
- c. **315-317 N. Sycamore Ave** - (Discussion and Possible Action) (Joseph Pazcoquin) Convert existing 4 units apartments to 4 units condominium existing detached garage with 4 parking spaces+1 existing open parking. [Q]R3-1 zone, ZI 2443 (ICO), AA-2015-3688-PMLA
- d. **813 N. McCadden Pl** - (Discussion and Possible Action) (Justin and Natalie Maghen) Parcel Map to change 1 lot to 4 small lots and a height adjustment to allow building height of 34 ft. in lieu of 30ft allowed in the RD1.5 -1XL zone. App has met with the Neighborhood Assoc. RD1.5-1XL, ZI 2443 (ICO), AA-2016-1474-PMLA

- e. **Affordable Housing Bill Cuts CEQA - URGENT ACTION NEEDED** (Discussion and Possible Action)
- f. **HPOZ Ordinance Proposed Revisions** - (Discussion and Possible Action)

6. COMMITTEE MEMBER REPORTS (Including Discussion and Possible Action) (10 minutes)

- a. **Transportation Committee Liaison Report** (Stromberg)
Update on local transportation issues GWNC is monitoring.

7. COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS (5 minutes)

a. Possible agenda items for upcoming meeting:

- i. **115 S. St. Andrews Place** – (Discussion and Possible Action) (J. Edward Smith and Norm Felter) The property has been demolished and there is a large hole. The only thing we had was a Haul route for proposed 3-story, 8-unit apartment building. No application has come to us as yet but construction has begun.
- ii. **3607 W. Olympic Blvd.** - (Discussion and Possible Action) (Lazlo Faerstain) Application for a Tentative Tract Map to build a 6- unit Small Lot Subdivision project. Applicant came to March meeting but was not prepared to present. He has been invited to come back but now is hiring a new team and starting the project from the beginning. We will contact in September, 2016.
- iii. **507 N. Sycamore Ave.** Demolish Duplex to construct a New 6-SLS w/Zoning Administrative Adjustment of 14% for the height of the railing. The project involves Multiple Approval Requests. Wants to come in July.
- iv. **518 N. Gramercy Place** – Density Bonus application for a 4-story 65-unit Apartment Building with subterranean garage.
- v. **5030 W. Rosewood Ave** (Discussion and Possible Action) (Dan Daneshrad)
This address had a Density Bonus Application for a 22-unit development, which was terminated last year at the request of the developer. Since then the project has had the address 5030 -5032 associated with it, but a Zimas search shows no new applications or case numbers. Developer does have an excavation permit that requests excavating within 0.3’ (3/10ths of a foot) from the lot line. As of 4-18-16 no new entitlement applications have been filed. **NOTE:** Mr. Daneshred says he is not sure what he is going to do with the property – possibly will restore the 2 houses on the property and rent them. Check back in July.
- vi. **612 S. Norton and 4055 W. Wilshire Blvd.** - Updates on plans for townhouses and condominiums
- vii. **7000-7024 W. Melrose Ave** - Density bonus with on-menu incentives for a 40- unit, 2-story residential development.
- viii. **632 S. Arden Boulevard** – Existing 2,569 sf single-story residence in an HPOZ to add 623 sf to the first floor and a 22 ft. high second floor with 1,502 sf of second floor addition. Total completed sf will be 4,693.

b. Next meeting, July 26, 2016 at 6:30 pm

8. REQUESTS/MOTIONS FOR FUTURE AGENDA ITEMS. (5 minutes)

9. ADJOURNMENT

Time allocations for agenda items are approximate and may be shortened or lengthened at the discretion of the Chairperson.

Items in italics above are unconfirmed and may be tabled until a later meeting.

PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS – The public is requested to fill out a “Speaker Card” to address the Committee on any agenda item before the Committee takes an action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered.

Comments from the public on other matters not appearing on the agenda that are within the Board’s jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board meeting. Public comment is limited to 2 minutes per speaker, unless adjusted by the presiding officer of the Board.

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- The community bulletin board at the Bricks & Scones Café, 403 N. Larchmont Blvd., 90004
- Via e-mail (send a subscription request to admin@greaterwilshire.org)
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